



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

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September 21, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
ARCADIA PARK POOL AND POOL BUILDING RENOVATION PROJECT
ESTABLISH CAPITAL PROJECT AND BUDGET; AWARD AGREEMENT; AND
APPROVE REVISED AND ALTERNATIVE PLAN OF EXPENDITURES FOR
SPECIFIED FUNDS ALLOCATED UNDER THE SAFE NEIGHBORHOOD PARKS
PROPOSITIONS OF 1992 AND 1996
SPECS. 6784; CAPITAL PROJECT NO. 86486
(FIFTH DISTRICT) (3 VOTES)**

SUBJECT

Approval of the recommended actions will allow the Department of Public Works to proceed with preliminary design documents for the proposed Arcadia Park Pool and Pool Building Renovation Project.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Establish the Arcadia Park Pool and Pool Building Renovation Project, Capital Project No. 86486, with a total project budget of \$8,503,322.
2. Approve and authorize the Director of Public Works to execute an agreement with Sparano + Mooney Architecture to provide the preliminary design or "scoping" documents necessary to issue the design-build Request for Proposals and provide support services for a not-to-exceed fee of \$310,000 for the Arcadia Park Pool and Pool Building Renovation Project.

"To Enrich Lives Through Effective And Caring Service"

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Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

3. Approve the Revised Plan of Expenditure to reallocate \$383,322 in Specified Project Funds allocated to Castaic Lake General Improvements Project, Capital Project Number 86452, to the Arcadia Park Pool and Pool Building Renovation Project, Capital Project Number 86486, funded by the Safe Neighborhood Parks Proposition of 1992.
4. Approve the Alternative Plan of Expenditure to reallocate \$1,700,000 in Specified Project Funds allocated to the Castaic Lake General Improvements Project, Capital Project Number 86452, to the Arcadia Park Pool and Pool Building Renovation Project, Capital Project Number 86486, funded by the Safe Neighborhood Parks Proposition of 1996.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will approve the proposed project scope and budget, allow the Department of Public Works (Public Works) to proceed with the scoping documents and solicitation of a design-builder for the Arcadia Park Pool and Pool Building Renovation Project.

The proposed project, located at 405 S. Santa Anita Avenue in Arcadia, California, includes demolition of the existing pool building, competitive pool, and wading pool; and construction of a new, approximately 5,400 square-foot pool building with restrooms, changing rooms, classroom, staff offices, and storage and utility rooms; a separate 2,000 square-foot mechanical equipment and storage building; an outdoor competition swimming pool; an outdoor shallow recreational pool; and associated site improvements, including walkways, fencing, and landscaping improvements.

The project will be completed using the design-build project delivery method. Under the recommended agreement, Sparano + Mooney Architecture will prepare the scoping documents and provide support services for a not-to-exceed fee of \$310,000.

Following completion of the Request for Proposals (RFP) process for the design-build procurement, tentatively scheduled for March 2011, we will return to your Board with recommendations to award the design-build contract to a design-build entity.

The demolition of the existing pool building, competitive pool, and wading pool will be accomplished through a Public Works' job order contract upon the approval of the proposed project.

In a related action on today's agenda, the Regional Park and Open Space District (District) is recommending that your Board, in its capacity as their Board of Directors, reallocate \$2,083,322 of Safe Neighborhood Parks Propositions of 1992 and 1996

(1992 and 1996 Proposition) specified funds from the completed Castaic Lake General Improvements Project to the Arcadia Park Pool and Pool Building Renovation Project. The Castaic Lake General Improvements Project did not utilize the full allocation of 1992 and 1996 Proposition funds, as other funding sources were identified and utilized to complete the project.

Green Building/Sustainable Design Program

The proposed project will support your Board's Policy for Green Building/Sustainable Design Program by utilizing durable construction materials and finishes to reduce ongoing maintenance and extend the useful life of the facility; using building materials that are composed of recycled materials to reduce the demand for new building materials and divert waste from landfills; and incorporating design features that will optimize energy and water use efficiency, and improve indoor environmental quality.

Implementation of Strategic Plan Goals

The proposed project supports the County's Strategic Plan Goal of Operational Effectiveness (Goal 1), Children, Family, and Adult Well-Being (Goal 2), and Community and Municipal Services (Goal 3), by investing in public infrastructure that will enhance recreational opportunities for County residents.

FISCAL IMPACT/FINANCING

The total project cost, including scoping documents, consultant services, plan check, design-build contract, civic art allocation, miscellaneous expenditures, and County services, is currently estimated at \$8,503,322. The Project Schedule and Budget Summary are included in Attachment A. Sufficient appropriation is available in the Fiscal Year (FY) 2010-11 Capital Project/Refurbishment Budget - Arcadia Park Pool and Pool Building Renovation Project (C.P. No. 86486) to fully fund the project.

The proposed project is funded with \$2,083,322 of County Specified Funds under the Safe Neighborhood Parks Propositions of 1992 and 1996, \$2,870,000 of Vehicle License Fee, \$3,200,000 of Utility Users Tax funding allocated to the Fifth Supervisorial District, and \$350,000 in prior year net County cost.

Operating Budget Impact

Following completion of the project, the Department of Parks and Recreation (Parks and Recreation) anticipates one-time, start-up costs and increased ongoing operating costs for recreation/maintenance staff and supplies. Parks and Recreation will provide

estimates for these costs in a subsequent Board letter requesting the award of a design-build contract. Additionally, Parks and Recreation will work with Chief Executive Office to confirm the appropriate level of funding and request one-time and ongoing funds in its FY 2012-13 New Facilities request.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Sparano + Mooney Architecture prepared the facility program for the proposed project based on Parks and Recreation's operational and functional needs and current jurisdictional requirements.

Pursuant to your Board's Civic Art policy adopted on December 7, 2004, the Arcadia Park Pool Building and Pool Renovation Project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund.

On June 17, 2008, your Board approved the County's use of design-build contracting authority as an option for applicable County construction projects in excess of \$2,500,000. In addition to potentially expediting the project completion, the design-build project delivery method will provide a more collaborative approach that may result in reduced costs and a better design quality.

While the scoping documents are being finalized for the project, Public Works will issue the first part of the RFP to prequalify prospective design-build firms. Following completion of the scoping documents, the second part of the RFP will be issued to evaluate the "best value" design-build contractor for the project.

The first part of the RFP is anticipated to be released in November 2010, and will require prospective design-build firms to submit responses to a standardized prequalification questionnaire regarding their experience, qualifications, and capacity to perform the work for the project.

For this project, the RFP will specify that only the three highest-scoring, prequalified proposers identified by the evaluation committee will be invited to participate in the second part of the RFP for submission of technical and cost proposals for the project. The second part of the RFP is anticipated to be released in January 2011. After the receipt of technical and cost proposals, each proposal will be scored and ranked by the evaluation committee based on the requirements identified in the RFP, and the design-builder with the best value proposal will be selected. The County is able to negotiate project terms with the identified best value proposer prior to contract award in accordance with the enabling legislation. Following these negotiations, we will return to your Board with a recommendation regarding award of a design-build contract.

Under the design-build process, the County has the opportunity to use all aspects of all submitted proposals by paying a stipend to each qualifying proposer that is not selected for contract award, as provided for in the second part of the RFP. A stipend constitutes payment by the County for the right to use the information and ideas contained in the proposals in the final project design. The proposed stipend for this project has been set for a not-to-exceed amount of \$20,000 to be paid to each qualifying proposer (a maximum of two) that is not selected for contract award. The proposer receiving the contract shall not be entitled to a stipend. However, should the County decide not to award the contract after proposals have been submitted, every responsive, qualifying proposer (a maximum of three) shall be awarded a stipend in the stated amount.

The RFP contains terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to, County's Greater Avenues for Independence and General Relief Opportunities for Work Programs (GAIN/GROW), Board Policy No. 5.050; Contract Language to Assist in Placement of Displaced County Workers, Board Policy No. 5.110; Reporting of Improper Solicitations, Board Policy No. 5.060; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Board Policy No. 5.135; Contractor Employee Jury Service Program, Los Angeles County Code, Chapter 2.203; Notice to Employees Regarding the Federal Earned Income Credit (Federal Income Tax Law, Internal Revenue Service Notice 1015); Contractor Responsibility and Debarment, Los Angeles County Code, Chapter 2.202; the Los Angeles County's Child Support Compliance Program, Los Angeles County Code, Chapter 2.200; and the standard Board-directed clauses that provide for contract termination and renegotiation.

The 1992 and 1996 Propositions established deadlines from June 30, 1996 to June 30, 2004, for agencies to encumber funds allocated to them or to submit a revised or alternative plan of expenditure for specified projects in the two propositions and set forth procedures for agencies to request reallocation of those funds. Your Board, acting as the governing body of the District, retains the authority to reallocate funding to projects that are consistent with the purposes of the 1992 and 1996 Propositions

The design-build RFP will be in a form previously approved as to form by County Counsel.

ENVIRONMENTAL DOCUMENTATION

The activities included in the recommendations are not a project pursuant to CEQA because they are activities that are excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed actions are an administrative activity of government which will not result in direct or indirect physical changes to the

environment. The appropriate environmental documentation will be provided for your Board's consideration when we return to your Board prior to commencement of any activities which would constitute a project under CEQA.

CONTRACTING PROCESS

The RFP process for the design-build procurement shall be conducted in accordance with the design-build policy established by your Board on June 17, 2008.

On January 12, 2006, an RFP was issued to 20 firms recommended by the Architectural Evaluation Board to provide programming and design services for various pool projects in the First and Fifth Supervisorial Districts. The RFP indicated that the County would select up to four firms to provide services for the various pool projects. A total of four firms submitted proposals that were evaluated by a panel of members from Parks and Recreation and Public Works. Based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements, Sparano + Mooney Architecture, PBWS Architects, and Caldwell Architects were selected as the three best-qualified firms. The evaluation was done without regard to race, creed, color, or gender. Sparano + Mooney Architecture was determined to be the firm best qualified for this project.

Sparano + Mooney Architecture has agreed to provide the recommended services for a not-to-exceed fee of \$310,000. This fee includes preparation of scoping documents, support services, and additional/reimbursable services. The support services portion of the fee for Sparano + Mooney Architecture will include evaluation of the technical and cost proposals and review of the design-builder's design and construction documents for conformance with the scoping documents. The fee for additional/reimbursable services will only be used if additional work is requested and approved by Public Works.

Sparano + Mooney Architecture's Community Business Enterprise participation data and three-year contracting history with the County are on file with Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the recommended actions will have no impact on current County services or projects. Parks and Recreation will be making the necessary pool mechanical equipment repairs to maintain the existing pool facility in operation for the 2011 summer pool season. However, the pool facility will be closed for the 2012 summer pool season to accommodate construction of the improvements. The new pool facility will be completed prior to the beginning of the 2013 summer pool season.

The Honorable Board of Supervisors
September 21, 2010
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Projects Division; Parks and Recreation; and Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:GF:SK
DJT:AC:zu

Attachment

c: Executive Office, Board of Supervisors
County Counsel
Arts Commission
Parks and Recreation
Public Works

September 21, 2010

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
ARCADIA PARK POOL AND POOL BUILDING RENOVATION PROJECT
ESTABLISH CAPITAL PROJECT AND BUDGET; AWARD AGREEMENT; AND
APPROVE REVISED AND ALTERNATIVE PLAN OF EXPENDITURES FOR
SPECIFIED FUNDS ALLOCATED UNDER THE SAFE NEIGHBORHOOD PARKS
PROPOSITIONS OF 1992 AND 1996
SPECS. 6784; CAPITAL PROJECT NO. 86486**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Facility Program	05/27/10*
Scoping Document Contract Award	09/21/10
Prequalify Design-Builders	12/30/10
Project Scoping Documents	01/31/11
Award Design-Build Contract	03/29/11
Construction Documents	11/30/11
Jurisdictional Approvals	01/31/12
Construction Start	02/13/12
Substantial Completion	05/31/13
Final Acceptance	07/31/13

*Actual Completion Date.

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Design-Build Contract	\$ 5,600,000
Job Order Contract (Demolition)	350,000
Change Orders	557,000
Departmental Crafts	0
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Group)	5,000
Telecomm Equip – Affixed to Building	40,000
Civic Arts	60,000
Other: Utility Connections	50,000
Other: Stipend for the 2nd and 3rd Design-Build Proposers	40,000
Subtotal	\$ 6,702,000
Programming/Development	\$ 98,000
Plans and Specifications (scoping documents and support)	\$ 310,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	100,000
Material Testing	75,000
Cost Estimating	15,000
Topographic Surveys	10,000
Construction Management	0
Construction Administration	0
Environmental	75,000
Move Management	0
Equipment Planning	0
Legal	0
Construction/Change Order	0
Other:	0
Subtotal	\$ 295,000
Miscellaneous Expenditures	\$18,322
Jurisdictional Review/Plan Check/Permits	\$ 47,000
County Services	
Code Compliance and Quality Control Inspection	\$ 310,000
Design Review	80,000
Design Services	0
Contract Administration	57,000
Project Management	536,000
Project Management Support Services	0
ISD Job Order Contract Management	0
DPW Job Order Contract Management	0
ISD ITS Communications	10,000
Project Security	0
Project Technical Support	25,000
Office of Affirmative Action	15,000
County Counsel	0
Subtotal	\$ 1,033,000
TOTAL	\$8,503,322